



34 St Brides Road, Wick,  
Wick, Vale of Glamorgan, CF71 7QB

Watts  
& Morgan







# 34 St Brides Road, Wick,

Wick, Vale of Glamorgan, CF71 7QB

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## Guide Price £299,950 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Room

A well-proportioned three bedroom semi-detached property located in the highly sought after village of Wick. An ideal first time purchase built by David Wilson Homes in 2017. Accommodation comprising; entrance hallway, cloakroom/WC, modern fitted kitchen with integral appliances and lounge/dining room with French doors to rear. First floor landing leads to three bedrooms - one with en-suite shower room, and a 3-piece family bathroom. Externally enjoying front and rear lawned gardens with paved patio areas and allocated off-road parking to rear.

EPC Rating; B.

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### Directions

Cowbridge Town Centre – 7.1 miles

Cardiff City Centre – 27.6 miles

M4 Motorway – 26.5 miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

\* Positioned on the main road through the delightful village of Wick with local shop, two Public Houses and Primary School within walking distance.

\* Entrance hallway with staircase to first floor and leads into a 2-piece cloakroom/WC.

\* The kitchen has been fitted with a range of modern white wall and base units with complementary laminate work surfaces. Offering a range of integral 'Zanussi' appliances to remain to include; 4-ring gas hob, oven with grill and extractor hood, fridge/freezer, dishwasher and washing machine. Space is also available for a small breakfast table and chairs.

\* To the rear of the property lies the generous L-shaped lounge/dining room which is neutrally decorated room which enjoys plenty of natural light with French doors leading out onto the rear patio area. Also providing a useful understairs storage cupboard.

\* The first floor landing provides a loft hatch giving access to the loft space with all doors leading off.

\* Bedroom one, a double room, with rear-facing window and leads into a 3-piece en-suite shower room with double shower.

\* Two further bedrooms are on offer, one being a double room with built-in wardrobes and the other, a single room.

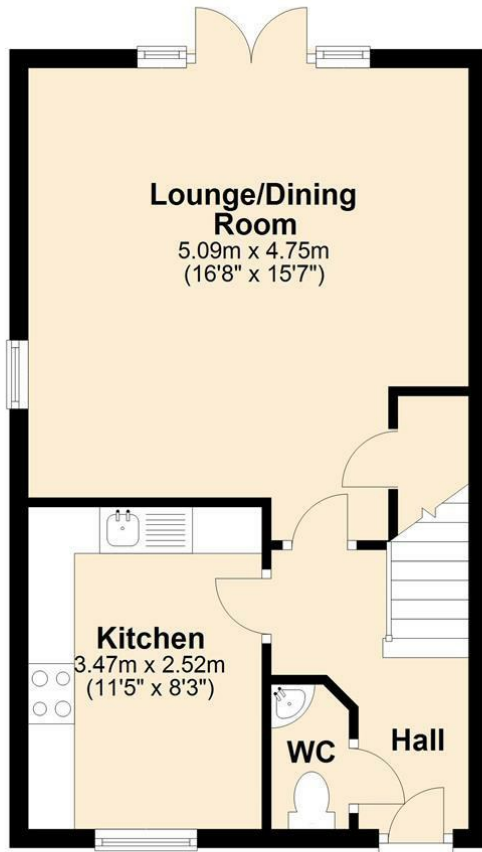
\* 3-piece family bathroom with partly tiled walls fitted with a modern white suite.





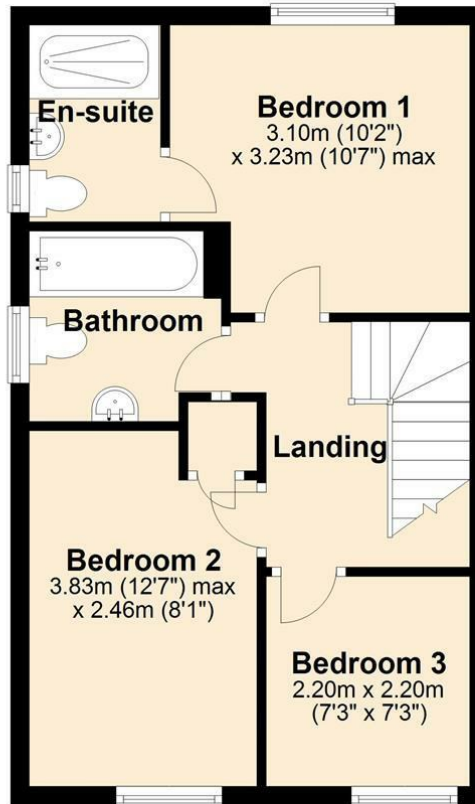
## Ground Floor

Approx. 39.0 sq. metres (419.4 sq. feet)



## First Floor

Approx. 38.8 sq. metres (418.0 sq. feet)



Total area: approx. 77.8 sq. metres (837.4 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

## GARDENS AND GROUNDS

\* No.34 is approached off St. Brides Road with footpath leading to front door and side gate leading to rear of property. The front garden is predominantly laid to lawn with mature shrub hedgerow.

\* To the rear of the property lies a level fully enclosed lawned garden with patio area which is ideal to enjoy the south-west facing aspect. A rear gate leads to allocated off-road tandem parking for two vehicles (accessed off St. James Road).

## ADDITIONAL INFORMATION

All mains services connected. Freehold. Council Tax Band; E.

There is currently a tenant in-situ with a fixed contract until May 2024, subject to a 6-month notice period thereafter.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A		84	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





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